

**AGENDA**  
**Historic Yorktown Design Committee**  
Regular Meeting  
York Hall – East Room - 301 Main Street  
January 19, 2005  
7:00 PM

1. Call to Order
2. Roll Call
3. Approve Minutes – August 18, 2004
4. Application for Certificate of Appropriateness
  - **Application No. HYDC 3-04: Gary Freeman:** Request for approval to install replacement windows in the GinTail Antiques building located at 114 Ballard Street. The proposed replacements would be double-pane, vinyl windows and the installation would include a vinyl wrap for the exterior trim that surrounds each of the existing windows. The current windows are one solid pane, top and bottom. The proposed installation would be a solid pane on the bottom and a three-light, vertically divided top pane (i.e., two vertical grids that divide the pane into three sections).

The GinTail building was constructed in 1930, making it a *Contributing Structure*.

5. Old Business
6. New Business
7. Reports / Member Concerns
8. Adjourn

# COUNTY OF YORK

## MEMORANDUM

**DATE:** January 12, 2005 (HYDC Mtg. 1/19/05)

**TO:** Historic Yorktown Design Committee

**FROM:** J. Mark Carter, Assistant County Administrator

**SUBJECT:** Application No. HYDC-3-04: Gary Freeman – 114 Ballard Street

### Issue

This application seeks approval to install replacement windows in the GinTail Antiques building located at 114 Ballard Street. The proposed replacements would be double-pane, vinyl windows and the installation would include a vinyl wrap for the exterior trim that surrounds each of the existing windows. The current windows are one solid pane, top and bottom. The proposed installation would be a solid pane on the bottom and a three-light, vertically-divided top pane (i.e., two vertical grids that divide the pane into three sections). According to County tax records, the GinTail building was constructed in 1930, making it a *Contributing Structure*. Copies of the applicant's explanation of the request and excerpts of his supporting documentation are attached.

### Pertinent Design Guidelines

The subject structure is located in the *Historic Core*, as defined by the Yorktown Historic District and Design Guidelines. Because the proposed window replacements are of a different material (vinyl vs. wood) and a different style (3-over-1 grid vs. 1-over-1), it is my opinion that the request is subject to approval by the HYDC (rather than administrative action). Under Section 24.1-377(h), the following guidance is provided for the evaluation of applications:

(1) Generally, the following should be considered:

- a. The relationship of the proposed changes to the historic, architectural or cultural significance of the structure and the surrounding district.
- b. The appropriateness of the change in terms of architectural compatibility with the distinguishing historic and architectural features of the structure and the district. Architectural compatibility shall be judged in terms of a proposed structure's mass, dimensions, materials, color, ornamentation, architectural style, lighting, and other criteria deemed pertinent.

Pertinent sections of the *Design Guidelines* include:

- Design features that characterize *pivotal* and *contributing* buildings and make them unique should be retained and maintained. Repair and rehabilitation of such features is considered preferable to replacement. However, where repair is impractical, the feature should be retained by a replacement constructed of an appropriate material compatible with the element itself and the remainder of the structure. (section I.C.1.a., page 30)

- Each building should be recognized as a product of its own time and architecture. Buildings should not be altered to look newer or older than they actually are or to include features that are incompatible with their architectural period. Additions, alterations and new dependencies should be designed to ensure compatibility with existing construction in terms of location, size, scale, color and materials and architectural period..... (section I.C.1.b., page 30)
- Doors and windows proposed for additions or alterations should be of the same type, size or proportion, material, and color as those of existing construction. The arrangement of new doors and windows should be compatible with the existing pattern of openings. (section I.C.1.c.(3)(a), page 33)
- The use of windows with snap-in muntins will be considered on a case-by-case basis to ensure an appropriate match or compatibility with existing divided-light windows. In some cases, such as new windows on the same façade as existing ones, compatibility and appropriateness will be achievable only through the use of actual divided-light windows. (section I.C.1.c.(3)(b), page 33)

Related, but not specifically on-point, provisions include the following statements applicable to New Construction in the Historic Core:

#### Windows

- (a) Double-hung sash windows with a vertical proportion should be the predominant window type for any primary residential structure and outbuilding.
- (b) All windows on the principal façade(s) should be of uniform size and double hung.
- (c) No more than one elevation should employ a specialty window type.
- (d) Window sash may have multiple panes created by fixed or snap-in muntins. Wood or wood-like composite material windows with vinyl or metal cladding may be used. The use of energy efficient windows is encouraged to eliminate the need for exterior storm windows. Windowless side or rear elevations that are visible from public rights-of-way should be avoided. (section I.E.1.c.(5), page 42)

#### Considerations

1. The applicant desires to replace the existing single-pane wood windows with vinyl double-pane windows to improve energy efficiency, reduce outside noise, and because two have been damaged by vandalism. In addition to the change in material, the applicant desires to use a 3-over-1 grid system (internal – between the panes) vs. the current 1-over-1 style.
2. It should be noted that if this were a ***Pivotal*** structure (built prior to 1865) the terms of Section 24.1-377(h)(2) would require that the Secretary of the Interior Standards for renovation be observed. Those standards indicate that repair of

existing materials and features should be favored over replacement and that if something is replaced, it should be replaced to match the original feature. However, since this is a ***Contributing*** structure, there is no such limitation on replacement.

3. The applicant indicates that his research has found examples of houses of this period with lower sashes having no grids and various grid patterns in the upper sash. Staff has consulted with the Virginia Department of Historic Resources and has been informed that at the time of construction, the builder of this house probably had a choice of several window styles – 1-over-1 or 3-over-1 – and that either would have been consistent with the style and character of the house. The National Park Service has consulted its photo archive and determined, through a photo taken shortly after this structure was built, that the original window style was 1-over-1. In any event, if the original windows had been 3-over-1, the muntins would have been exposed/fixed, as opposed to being between the panes as they would be in the double-glazed window proposed by the applicant.
4. Windows in the structures nearby this structure are predominantly the traditional 6-over-6 or 6-over-9 divided light styles, with exposed/fixed muntins.

#### Recommendation

Based on the above noted considerations, staff believes that the HYDC could find either the 1-over-1 or 3-over-1 window style to be consistent with the style of this house. However, since this is a *Contributing Structure* and is located near other structures with exposed/fixed muntins, and because the original windows were 1-over-one, staff believes that the 1-over-1 replacements would be most appropriate. With respect to the use of vinyl rather than wood, staff believes that the Guidelines provide sufficient flexibility for the approval of the vinyl windows and that the vinyl will be essentially indistinguishable from a real wood product.

jmc

Copy to: Gary Freeman, GinTail Antiques

Attachments

- Application and supporting documents
- Vicinity Map
- Photograph of structure

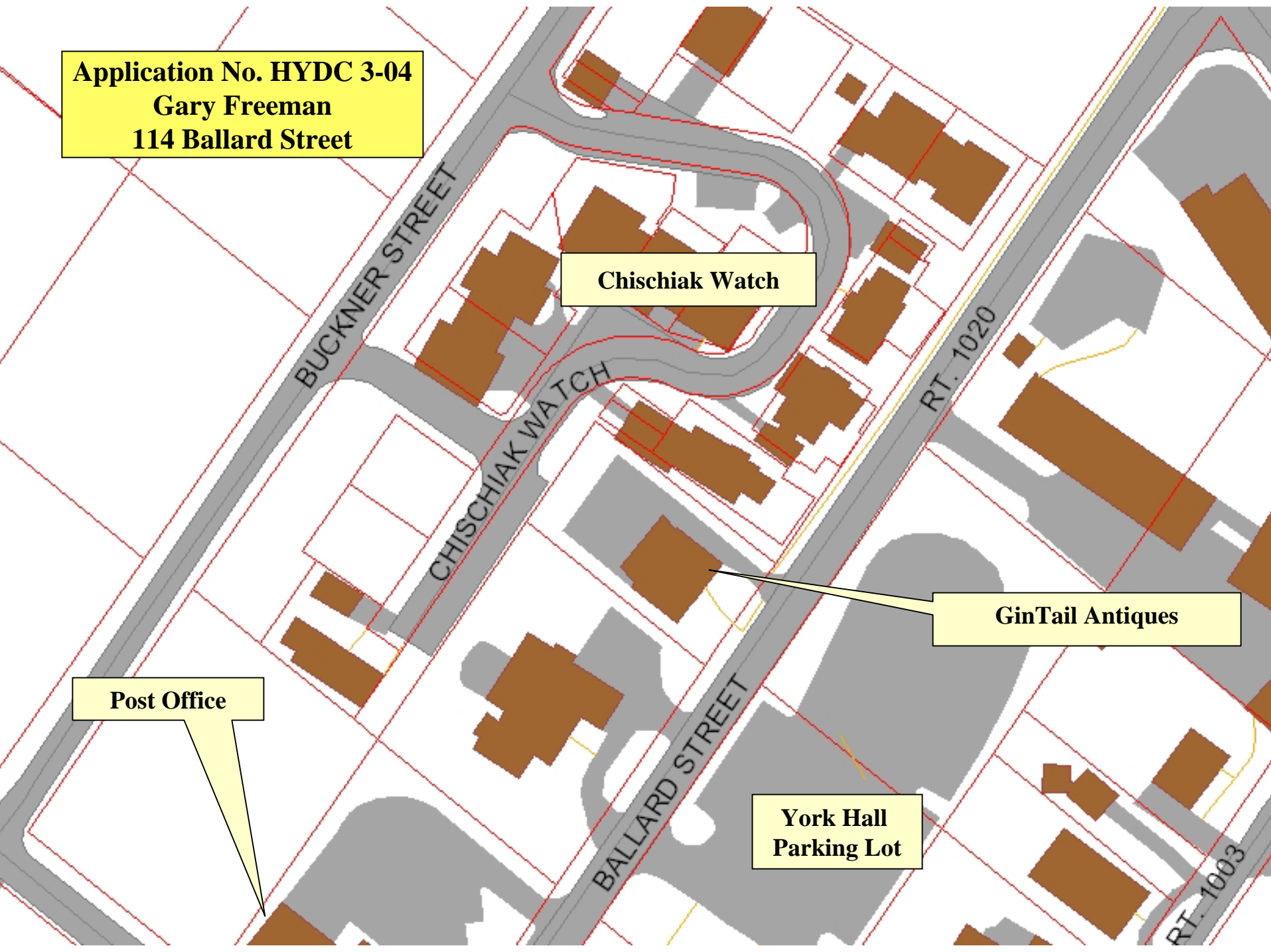
**Application No. HYDC 3-04**  
**Gary Freeman**  
**114 Ballard Street**

**Chischiak Watch**

**GinTail Antiques**

**Post Office**

**York Hall  
Parking Lot**







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ANTIQUES